

6.7 RE-2 SSMUH Estate Residential 2 Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land with a lot area equal to or less than 4,050m² that is located outside of a 400m radius from a prescribed bus stop, or six units within 400m radius from a prescribed bus stop on a single parcel of land with a lot area equal to or less than 4,050m², within the urban containment boundary, in a variety of building forms.

6.7.1 Permitted Principal Uses:

- 1) Only one (1) Principal use is permitted on a parcel of land:
 - a) a *one-unit residential use*; or,
 - b) *house-plex*- only permitted on a parcel of land with a *lot area* equal to or less than 4,050m².

6.7.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
 - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following accessory uses is permitted:
 - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in conjunction with a *one-unit residential use* in accordance with the provisions of Section 5.3.

6.7.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-2 SSMUH Estate Residential 2 Zone are as follows:

Lot width	23.0m (75.46ft)
Lot depth	60.0m (196.8ft)
Lot area	2,000m ² (21,527.9ft ²)

6.7.4 Lot Coverage:

- 1) maximum *lot coverage* is 25%.

6.7.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

a)	Outside 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m ² or greater	Upto 6 dwelling units

6.7.6 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.35 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum *residential gross floor area* shall not exceed 0.4 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

6.7.7 Landscape Requirements:

- 1) The maximum *impermeable surface* area on the parcel of land is 60%;
- 2) The minimum *permeable surface* area on the parcel of land is 40%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material*, including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.7.8 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures*, or *accessory dwelling unit* shall not exceed a *height* of 5.0m (16.40ft).

6.7.9 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-2 SSMUH Estate Residential 2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Unit
Front lot line	7.5m (24.61ft)	Not Permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an	3.8m (12.47ft)	3.8m (12.47ft)

adjacent residential lot, or abutting an interior or rear lot line for a commercial use)		
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.7.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.7.8 and 6.7.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 4) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.7.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.